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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

483,100 / 483,100

USE VALUE:

483,100 / 483,100

ASSESSED:

483,100 / 483,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #:

301

Owner 1: KALBER VIVIAN A/TRUSTEE

Owner 2: VIVIAN A KALBER REVOCABLE TR

Owner 3:

Street 1: 18 HAMILTON ROAD #301

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: KALBER VIVIAN -

Owner 2: -

Street 1: 18 HAMILTON ROAD #301

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6050																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 18.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: W20 - WATER 20				Fapl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1985	Eff Yr Blt:			Location: C - Corner View													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor: 3 - 3rd Floor													
Const Mod:				% Own: 0.762099981													
Lump Sum Adj:				Name: 35 - 6050													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV - Average	20. %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall: %				Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors: %				Total: 20.4 %													
Bsmnt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 320.00													
Bsmnt Gar:				Size Adj.: 1.19124424													
Electric: 3 - Typical				Const Adj.: 1.25949597													
Insulation: 2 - Typical				Adj \$ / SQ: 480.118													
Int vs Ext: S				Other Features: 32804													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.35000002													
# Heat Sys:				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 606887													
% Com Wall	% Sprinkled:			Depreciation: 123805													
				Depreciated Total: 483082													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS								PARCEL ID				020.A-0001-0301.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					